083.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,200 / 682,200
					USE VALUE:	682,200 / 682,200
					ASSESSED:	682,200 / 682,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAZUR STEPHEN
Owner 2:	POTASH NAOMI E
Owner 3:	
Street 1:	94 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROOKS JON M---ETAL -
Owner 2:	BROOKS PAULA M JACOBS -
Street 1:	94 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 1902 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	293,700		388,500	682,200
Total Card	0.103	293,700		388,500	682,200
Total Parcel	0.103	293,700		388,500	682,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.68 | /Parcel: 358.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51972

GIS Ref

GIS Ref

Insp Date 10/19/18

PREVIOUS ASSESSMENT

Parcel ID 083.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,800	0	4,500.	388,500	682,300	682,300	Year End Roll	12/18/2019
2019	101	FV	227,000	0	4,500.	383,000	610,000	610,000	Year End Roll	1/3/2019
2018	101	FV	227,000	0	4,500.	294,100	521,100	521,100	Year End Roll	12/20/2017
2017	101	FV	227,000	0	4,500.	277,500	504,500	504,500	Year End Roll	1/3/2017
2016	101	FV	227,000	0	4,500.	255,300	482,300	482,300	Year End	1/4/2016
2015	101	FV	221,600	0	4,500.	238,700	460,300	460,300	Year End Roll	12/11/2014
2014	101	FV	221,600	0	4,500.	219,800	441,400	441,400	Year End Roll	12/16/2013
2013	101	FV	221,600	0	4,500.	219,800	441,400	441,400		12/13/2012

!6766!

PRINT

Date	Time
12/10/20	21:29:14

LAST REV

Date	Time
11/12/20	14:48:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKS JON M---	1323-110		7/21/2006		457,000	No	No		
	857-93		12/20/1974		33,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1126	Siding	40,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	189	PATRIOT
11/20/2006	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/5/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51972
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30055761
Const Adj.:	0.99396008
Adj $ / SQ:	168.051
Other Features:	82520
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425666
Depreciation:	131957
Depreciated Total:	293710

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

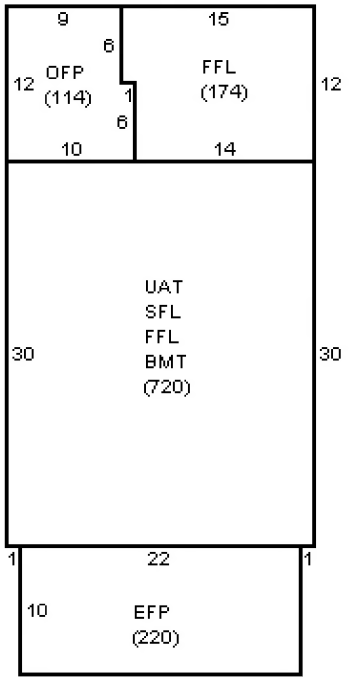
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.05
Special Features:	0	Val/Su Net:	103.13
Final Total:	293700	Val/Su SzAd	181.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	168.050	150,238
BMT	Basement	720	58.610	42,198
SFL	Second Floor	720	168.050	120,997
EFP	Enclos Porch	220	39.360	8,659
UAT	Upper Attic	180	97.470	17,545
OFP	Open Porch	114	30.790	3,510
	Net Sketched Area:	2,848	Total:	343,147
Size Ad	1614	Gross Are	3388	FinArea 1902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: